



# Bartlein & Company, Inc.

Managers of Real Property

F E B R U A R Y , 2 0 1 4  
EUCALYPTUS GROVE HOMEOWNERS ASSOC.  
7600 HOLLISTER - GOLETA

|                           | CURRENT MONTH | % OF<br>BUDGET | YEAR-TO-DATE | % OF<br>BUDGET | ANNUAL<br>BUDGET |
|---------------------------|---------------|----------------|--------------|----------------|------------------|
| BEGINNING BALANCE         | 5,000.00      |                | 5,000.00     |                |                  |
| MAINT. FEES/ASSESSMENTS   | 66,312.33     | 8.1%           | 135,803.61   | 16.6%          | 816,240.00       |
| LATE FEES                 | 69.94         | N/A            | 137.54       | N/A            | - 0 -            |
| OTHER INCOME              | 10.00         | N/A            | 85.00        | N/A            | - 0 -            |
| TOTAL INCOME              | 66,392.27     | 8.1%           | 136,026.15   | 16.7%          | 816,240.00       |
| CLEANING & JANITORIAL     | 575.00        | 4.1%           | 1,150.00     | 8.2%           | 14,000.00        |
| ELECTRIC                  | 1,548.76      | 7.4%           | 3,328.97     | 15.9%          | 21,000.00        |
| LANDSCAPE MAINTENANCE     | 5,237.00      | 8.1%           | 10,474.00    | 16.1%          | 65,000.00        |
| LANDSCAPE SUPPLY & EXTRAS | 1,564.10      | 6.3%           | 1,767.61     | 7.1%           | 25,000.00        |
| MANAGEMENT FEES           | 2,447.00      | 8.3%           | 4,894.00     | 16.7%          | 29,364.00        |
| PAINTING & DECORATING     | - 0 -         | 0.0%           | - 0 -        | 0.0%           | 1,000.00         |
| POOL MAINT & SUPPLIES     | 866.16        | 5.8%           | 1,851.07     | 12.3%          | 15,000.00        |
| POOL HEATING (GAS)        | 901.45        | 11.3%          | 1,823.33     | 22.8%          | 8,000.00         |
| REPAIRS & MAINTENANCE     | 2,080.86      | 4.2%           | 3,201.34     | 6.4%           | 50,000.00        |
| RUBBISH REMOVAL           | 3,778.53      | 7.9%           | 7,557.06     | 15.7%          | 48,000.00        |
| PATROL/ALARM SERVICES     | - 0 -         | 0.0%           | - 0 -        | 0.0%           | 2,500.00         |
| SUPPLIES                  | - 0 -         | 0.0%           | 50.71        | 0.8%           | 6,000.00         |
| WATER & SEWER             | - 0 -         | 0.0%           | 2,024.89     | 10.1%          | 20,000.00        |
| INSURANCE                 | - 0 -         | 0.0%           | 32,879.00    | 31.3%          | 105,000.00       |
| PEST CONTROL              | - 0 -         | 0.0%           | 250.00       | 6.3%           | 4,000.00         |
| PROFESSIONAL FEES         | 1,450.00      | 72.5%          | 7,248.28     | 362.4%         | 2,000.00         |
| TELEPHONE EXPENSE         | 33.41         | 5.6%           | 67.86        | 11.3%          | 600.00           |
| MISCELLANEOUS EXPENSE     | 11.10         | 0.6%           | 520.49       | 26.0%          | 2,000.00         |
| OPERATING EXPENSES        | 20,493.37     | 4.9%           | 79,088.61    | 18.9%          | 418,464.00       |
| RESERVE EXPENDITURES      | 6,500.00      | 12.9%          | 6,500.00     | 12.9%          | 50,200.00        |
| TOTAL EXPENDITURES        | 26,993.37     | 5.8%           | 85,588.61    | 18.3%          | 468,664.00       |
| CASH FLOW: Income-Expense | 39,398.90     | 11.3%          | 50,437.54    | 14.5%          | 347,576.00       |
| INCOME TAX                | (117.00)      | 11.7%          | (117.00)     | 11.7%          | (1,004.00)       |
| TRANSFER TO RESERVE       | (39,345.90)   | 11.2%          | (50,384.54)  | 14.4%          | (350,572.00)     |
| TRANSFER FROM RESERVE     | 64.00         | N/A            | 64.00        | N/A            | - 0 -            |
| OTHER TRANSACTIONS        | (39,398.90)   | 11.2%          | (50,437.54)  | 14.3%          | (351,576.00)     |
| CURRENT BALANCE           | 5,000.00      |                | 5,000.00     |                |                  |

**BALANCE SHEET**

FEBRUARY 28, 2014

(Unaudited)

**EUCALYPTUS GROVES OWNERS' ASSOCIATION****ASSETS:**

|                      |                                         |          |              |                       |
|----------------------|-----------------------------------------|----------|--------------|-----------------------|
| Operating Account    |                                         |          |              | \$5,000.00            |
| Savings/Reserves:    |                                         |          |              |                       |
|                      |                                         | Rate (%) |              |                       |
| MM                   | Community West Bank # 1502484           | 0.40     | \$279,736.33 |                       |
| 4/3/14               | CDARS/Cole Taylor Bank # 1016164034     | 0.10     | 50,000.00    |                       |
| 4/3/14               | CDARS/Cole Taylor Bank # 1016164786     | 0.10     | 100,000.00   |                       |
| 5/22/14              | CDARS/F&M Bank & Trust # 1016335629     | 0.16     | 70,000.00    |                       |
| 12/18/14             | CDARS/Private Bank & Trust # 1016110724 | 0.25     | 230,000.00   |                       |
| 6/19/14              | CDARS/Western Alliance # 1016115866     | 0.16     | 200,000.00   |                       |
| 4/17/14              | CDARS/Banco Popular # 1016210656        | 0.10     | 110,000.00   |                       |
| 4/17/14              | CDARS/Banco Popular # 1016211962        | 0.10     | 100,000.00   |                       |
| 3/6/14               | CDARS/Flagstar Bank # 1016067888        | 0.10     | 100,000.00   |                       |
| 4/10/14              | CDARS/Banco Popular # 1016188278        | 0.10     | 40,000.00    |                       |
| 5/15/14              | CDARS/Bank of China # 1016325763        | 0.16     | 10,000.00    |                       |
| 1/0/00               | Other # -----                           | 0.00     | 0.00         |                       |
| 1/0/00               | Other # -----                           | 0.00     | <u>0.00</u>  | 1,289,736.33          |
| Accounts Receivable: |                                         |          |              |                       |
| Due From Unit Owners |                                         |          |              | 24,741.99             |
| Other Receivables    |                                         |          |              | <u>0.00</u>           |
|                      |                                         |          |              | 24,741.99             |
|                      |                                         |          |              | -----                 |
| <b>TOTAL ASSETS</b>  |                                         |          |              | <b>\$1,319,478.32</b> |
|                      |                                         |          |              | =====                 |

**LIABILITIES:**

|                          |  |  |  |                 |
|--------------------------|--|--|--|-----------------|
| Accounts Payable         |  |  |  | \$0.00          |
| Prepaid Assessments      |  |  |  | 3,807.97        |
|                          |  |  |  | -----           |
| <b>TOTAL LIABILITIES</b> |  |  |  | <b>3,807.97</b> |

**FUND BALANCES:**

1,315,670.35

**TOTAL LIABILITIES & FUND BALANCES****\$1,319,478.32**

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Prepared by:



This report was prepared without audit. Balances in savings/reserve accounts are earning interest daily which may be estimated in calculating current balances. Balances in reserve may include funds in transit as of the date of this report.